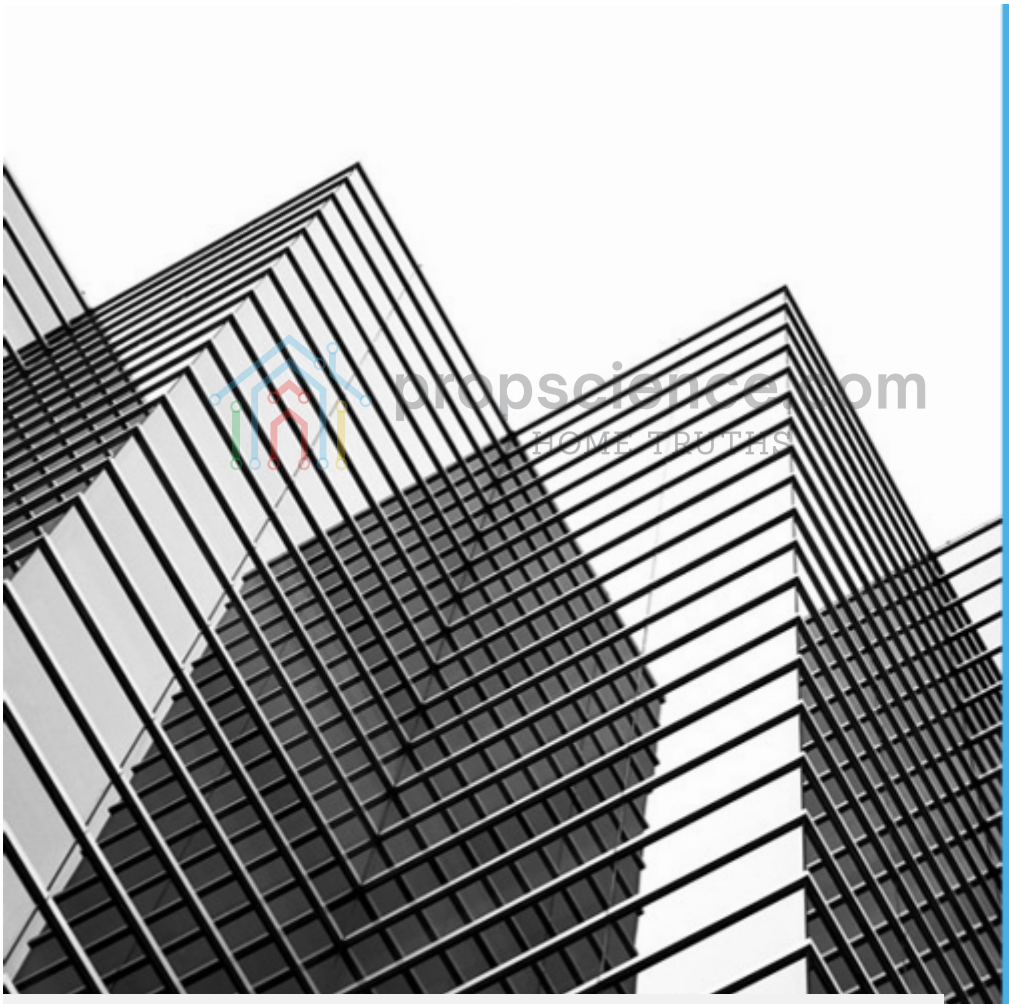
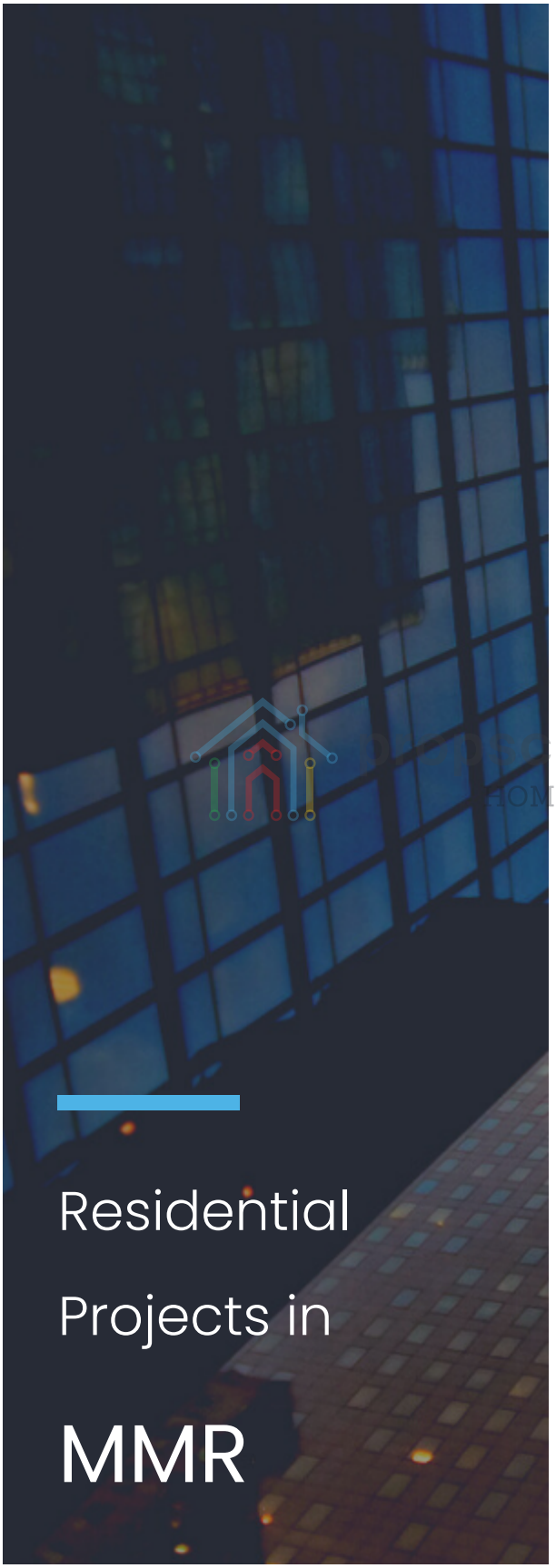
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PROP REPORT



Ajmera Arham

MahaRERA Number : P51800030227



Residential Projects in MMR

WE HELP YOU MAKE THE INVESTMENT

Propscience is India's first direct to customer research-driven real estate portal specializing in residential real estate. We are not backed or associated with any builder, bank, or broking firm, nor do we offer any property management services. We are an unbiased entity focused solely on providing accurate and frequently updated information to prospective homebuyers and homeowners of under-construction properties in MMR.

We offer homebuyers and new home owners detailed information across 450+ data points along with several decision-making tools to help them make the best assessment of their prospective investment. At present we have over 2000 projects visible on our site, spread across MMR, catering to varied ticket sizes.

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LOCATION

The project is in Malad (West). Malad is a suburb located in North Mumbai. Malad has a railway station on the Western line. The railway tracks of the Western Line divide Malad into Malad (West) and Malad (East). Also located in Malad is a prominent office commercial space extending from the back of the two prominent shopping malls Inorbit Mall & Infiniti Mall. Marve Beach and Aksa Beach are Located in Malad. Malad West is a prominent and up market residential locality in the western suburbs, situated on the western line of the Mumbai Suburban Railway. It is a green and serene locality situated along the Malad Creek and surrounded by mangroves. The residential development in Malad West majorly comprises of multi- storey apartments, and villas; and is driven by proximity to Mindspace and other IT parks, along with excellent connectivity to other parts of Mumbai.

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Post Office	Police Station	Municipal Ward
Malad	Malad Police Station	Ward P North

Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 55 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **14.4 Km**
- N.L. High School Bus Stop **280 Mtrs**
- Malad Railway Station West **1.9 Km**
- Swami Vivekananda Road **280 Mtrs**
- Thunga Hospital **290 Mtrs**
- Nagindas Khandwala College **400 Mtrs**
- PVR Milap Kandivali **1.1 Km**
- D Mart **3 Km**

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LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
August 2022	NA	1

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BUILDER & CONSULTANTS

Established in the early 1960s, the Ajmera Group is one of India's leading conglomerates with ventures in real estate, solar power, cement, steel, education and more. Its real estate wing is recognised as of one India's leading companies with a presence in Mumbai, Pune, Rajkot, Ahmedabad, Bengaluru and London. The Ajmera Group has successfully delivered over 28million square feet of space in India and abroad. Their residential projects are synonymous with quality, innovative construction, technology, comfort, aesthetic appeal, and value for money. Ajmera Realty & Infra India Ltd. has won "Developers of the Year-Residential Category Award" by 11th Realty + Excellence Awards 2019- West.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st July, 2026	10742.54 Sqmt	2 BHK,3 BHK

Project Amenities

Sports	Putting Green,Kids Play Area,Kids Zone,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone,Steam Room,Spa,Sit-out Area
Business & Hospitality	Banquet Hall,Sky Lounge / Bar
Eco Friendly Features	Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage

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BUILDING LAYOUT

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Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Ajmera Arham	4	34	8	2 BHK,3 BHK	272

First Habitable Floor	6th

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Video Door Phone,Earthquake Resistant Design

- **Fire Safety :** Sprinkler System,Fire rated doors / walls,Fire Hose,Fire cylinders,Fireman's Lift
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Stretcher Lift,Auto Rescue Device (ARD)

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FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	735 - 749 sqft
3 BHK	1037 sqft

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Floor To Ceiling Height	Greater than 10 feet
Views Available	Water Body / City Skyline

Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards

Finishing	Anodized Aluminum / UPVC Window Frames,Dry Walls,Laminated flush doors,Double glazed glass windows
HVAC Service	Centralized Air Conditioning System,Split / Box A/C Provision
Technology	Home Automation
White Goods	Air Conditioners

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COMMERCIALS

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Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 23400	INR 17199000	INR 17199000 to 17526600
3 BHK	INR 23400	INR 24265800	INR 24265800

Disclaimer: Prices mentioned are approximate value and subject to change.

GST	Stamp Duty	Registration
5%	5%	INR 30000

Floor Rise	Parking Charges	Other Charges
NA	INR 800000	INR 450000

Festive Offers	35/65 Payment Scheme
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,Bank of India,HDFC Bank,ICICI Bank,IDBI Bank,Kotak Bank,SBI Bank

Transaction History

Details of some of the latest transactions can be viewed in Annexure A.

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ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
March 2022	1037	18	INR 20414250	INR 19685.87
February 2022	749	7	INR 14860800	INR 19840.85

February 2022	735	18	INR 14570550	INR 19823.88
January 2022	1037	18	INR 23737500	INR 22890.55
January 2022	1037	1	INR 22218300	INR 21425.55
January 2022	740	14	INR 14686650	INR 19846.82
December 2021	749	18	INR 14860800	INR 19840.85
December 2021	740	11	INR 16735950	INR 22616.15
December 2021	1037	17	INR 22155000	INR 21364.51
December 2021	1037	15	INR 20414250	INR 19685.87
November 2021	749	19	INR 17280000	INR 23070.76
November 2021	735	21	INR 15587100	INR 21206.94

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November 2021	735	5	INR 15485445	INR 21068.63
October 2021	749	15	INR 14860800	INR 19840.85
October 2021	749	20	INR 17280000	INR 23070.76
October 2021	740	13	INR 16735950	INR 22616.15
October 2021	1037	21	INR 20414250	INR 19685.87

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PROJECT PROPSCORE

Propscience uses a unique and highly proprietary algorithm to arrive at Propscores for every project it covers. This score is calculated out of 100 points. Through our detailed research we gather over 500 data points of information about each project. These data points are broken down into categories (mentioned below). An individual score is arrived at for each category and then a combined project Propscore is given. The purpose of the Propscore is to help you evaluate the distinct value you can hope to derive from each aspect of the project.

Category	Score

Place	55
Connectivity	83
Infrastructure	86
Local Environment	100
Land & Approvals	44
Project	83
People	56
Amenities	62
Building	68
Layout	80
Interiors	73
Pricing	50
Total	**70/100**

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AJMERA ARHAM

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